

## **BOARD OF ARCHITECTURAL REVIEW MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, November 5, 2015, at 4:00pm in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

### **POINTS OF ORDER:**

**PRESENT:** Chairman Rockwood, Vice Chairman Bandyke, Ms. Jackson, Mr. Serafin, Ms. Elgin, Ms. Schroth  
**ABSENT:** Mr. Walker  
**STAFF:** Josh Crump, Erick Moore, Carolyn Barrett, Jackie Mathes  
**VISITORS:** Richard Pifer Sr., Vince Diem, John Schroth, Alexander Kilimnik, Tony Foreman, Bart Meier, David Falkenstein

### **APPROVAL OF MINUTES:**

Chairman Rockwood called for corrections or additions to the minutes of October 15, 2015. Mr. Serafin made a motion to approve the minutes as submitted. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 6-0.

### **CONSENT AGENDA:**

None.

### **NEW BUSINESS:**

**BAR-15-597** Request of Pifer Holdings, LLC to demolish a structure located at 14 E. Clifford Street (*Map Number 193-01-L- 13*), partly zoned Central Business (B-1) District and partly zoned Residential Business (RB-1) District with Historic Winchester (HW) District overlay.

#### **Chairman Rockwood opened the public hearing.**

Mr. Pifer introduced the proposal and Mr. Diem presented the project to the board. The garage structure is deteriorating and sagging. There is no intention of removing the house. The demolition is just for the garage. It is not a contributing structure to the Historic District.

Mr. Serafin asked what the surface would be after the structure was taken down. Mr. Pifer said it was partially concrete and gravel. It may eventually be off-street parking. Vice Chairman Bandyke asked if they would bring it to grade with gravel and Mr. Pifer said yes. There was some discussion about demolition versus restoration of the structure if the building had some historical value. Mr. Diem pointed out that there was an extract from the historic survey report indicating how it was added onto over the years and turned into a completely different structure.

There was no opposition or comments from the public.

#### **Chairman Rockwood closed the public hearing**

*Vice Chairman Bandyke made a motion to approve a Certificate of Appropriateness for **BAR-15-597** to demolish the garage/accessory structure at 14 East Clifford Street. Inclusion of the report by Vince Diem on the appropriateness of the demolition and reference to past BAR opinions will also be included in the record. Ms. Jackson seconded the motion. Voice vote was taken and the motion was approved 6-0.*

**BAR-15-613** Request of John B. Schroth for a Certificate of Appropriateness to replace windows at 112 South Washington Street.

Ms. Schroth recused herself from the case.

Mr. Schroth stated he would like to replace four windows at his home with Marvin windows. The windows will be exactly the same except for the casements. The storm windows will be removed.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-15-613** as submitted. Ms. Elgin seconded the motion. Voice vote was taken and the motion passed 5-0.*

**BAR-15-621** Request of Alexander Kilimnik for a Certificate of Appropriateness to retrofit eight currently installed vinyl windows with all wood materials at 107 East Cecil Street.

Mr. Kilimnik presented his proposal for covering up the current vinyl windows with wooden frames. He stated he had tried to take into consideration the concerns from previous meetings with the board.

Vice Chairman Bandyke asked what product would be used to apply the wooden mullions to the outside of the glass. Mr. Kilimnik described the thickness of the wood and profile that would be used with a screen placed on top. Vice Chairman Bandyke asked what happens when everything falls off after a period of time. Mr. Serafin said it would also void the warranty on the windows. Mr. Kilimnik said he did not know what would happen over time and asked if it could be done for the winter to see how it would hold up. Mr. Serafin said he could not see it working for any lengthy period of time and that there would be problems down the road. There was discussion about kits that are available to provide simulated lights on windows and how they are applied.

Vice Chairman Bandyke said the profile of the mullion was not appropriate. He did not think the product or profile was not authentic enough. He pointed it out on the pictures that had been submitted. He asked if the screen could be backed out to accept the thicker mullion. Mr. Kilimnik suggested the board table the proposal and come over to the house to see the sample he had constructed.

Chairman Rockwood said that over time, the wooden pieces would not stay where they are. Mr. Serafin said that vinyl windows flex in different directions and the wood frames will also move in other directions. Over time they will fall apart and the seal on the vinyl windows will have been broken which will cause them to deteriorate as well. Mr. Kilimnik said if the current proposal would not work, his backup plan would be to reinstall the old windows. There was discussion about the condition of the old windows and what could be done to refurbish them and put them back onto the house.

Ms. Jackson departed the meeting at 4:58pm.

Mr. Kilimnik asked about the fiberglass doors he had installed on the house. He believed they were the most comparable alternative material to the original wood doors with added benefits as far as aging and maintenance. Mr. Serafin asked if he still had the original doors. Mr. Kilimnik said he thought he still had one but the others had been damaged over time. Chairman Rockwood asked for clarification of how many doors were replaced. Vice Chairman Bandyke said fiberglass cannot be used to replace wood

doors. They must be changed back to wood doors. Mr. Kilimnik asked what the issue was with fiberglass doors. The board members said they are fiberglass, fiberglass is not approved as appropriate for the Historic District, it does not age the same way as wood. The board members mentioned several places that wood doors can be found to replace the fiberglass doors. They asked that he select a door and bring it before them for approval before replacement.

Mr. Kilimnik asked if the Board could rule that if he changed everything back to the way it was, he would not need to come back for further review. They recommended that he get one window done and contact Mr. Crump when he was ready to come back.

*Mr. Serafin made a motion to table **BAR-15-621**. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion was approved 5-0.*

**BAR-15-625** Request of Foreman Builders Inc. for a Certificate of Appropriateness to replace side and rear windows at 126 North Washington Street.

Mr. Foreman presented his proposal for window replacements. Everything on the front of the house will be restored. The side and rear windows will be replaced. The home owner would like to have windows without divided lights. There was discussion as to which elevations of the house would be restored windows and replacement windows.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness for **BAR 15-625** in regard to replacement of windows. The windows on the front façade of the house to be restored; the window at the front most part of the right elevation as shown on the plans will be restored; the two windows in the middle of the façade of the right elevation will be replacement wood windows with divided lights to match the existing; the four pairs of double windows at the rear of the right elevation will be wood replacement windows without divided lights; the windows and doors on the rear elevation and the north elevation will also be wood replacement windows without divided lights; the porch addition at the back as submitted. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion was approved 5-0.*

#### **OLD BUSINESS:**

None.

#### **DISCUSSION:**

Jackie Mathes was introduced as the new part-time secretary for the Planning, Zoning and Inspections Departments. She will eventually take over the recording of the BAR meetings.

Mr. Falkenstein from Washington Gas asked to discuss the relocation of a gas meter to the front of 106 West Boscawen Street. The company is seeking advice and options for screening the mechanical unit from public view. An attorney for the adjacent property owner sent a letter asking that the meter and piping be moved as it hangs over the line into their lot. An agreement had been made with the previous owner but that person was no longer living and the current property owner wants the meter moved. After researching with the corporate office, it had been found that no one had ever had this issue. One idea was to move the meter to the front and screen it with a planter of some type which, after installation, will have the maintenance taken over by the property owner. If the meter is moved to the back of the property, that would involve digging a long trench and digging into the asphalt at a cost of about \$10,000.00. Mr. Serafin asked if the gas company would need access to the meter. Mr. Falkenstein said the meter reader just has to drive by and use a scanner to read the meter. The meter

would not stick out very far from the building. It was suggested that the meter and pipes be put as close the wall as possible and painted black. Attempting to screen it from view would make it more noticeable.

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 5:35pm.

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